



***Town of Tyngsborough***  
***Planning Board***  
25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext. 115

MINUTES  
August 21, 2014  
**APPROVED**

Attachments:

1. Meeting Agenda
2. Sprint request for insubstantial modification for 54-56 Locust Ave. Cell Tower – 8/7/14
3. Sprint request for insubstantial modification for Tower Rd. Cell Tower – 8/7/14
4. Sewer Commission letter requesting support for MassWorks Sewer Grant – 8/18/14
5. Planning Board letter of support for MassWorks Sewer Grant for Phase 1 West Project – 8/21/14
6. David E. Ross Associates Comments regarding 65 Tyng Rd. Tyng Village 40B Project – 8/21/14

Members Present: Steve Nocco, Chairman  
Tom Delmore  
Caryn DeCarteret  
Jesse Johnson, David E. Ross Associates

Members Absent: Steve O'Neill  
Kimberly O'Brien

**7:00pm -** Meeting called to order by Chairman Steve Nocco

**7:02pm** Definitive Subdivision Application Submission – Heritage Hills

The applicant was not prepared to submit this application and therefore did not appear.

**7:05pm** **54-56 Locust Ave. Cell Tower** – Sprint request for an insubstantial modification to existing Special Permit.

Sprint is a current tenant on the existing cell tower located at 54-56 Locust Ave. They are requesting to modify their existing equipment by adding 3 additional antennas to the tower, which can accommodate up to 6 antennas. This upgrade would not increase the height of the existing cell tower or expand the compound in any way. Therefore, the request is an insubstantial modification to the existing Special Permit granted in March 1997.

**C. DeCarteret:** Motion to find that the modification request to the Special Permit for 54-56 Locust Ave. is an insubstantial change to the Special Permit.

**T. Delmore:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

**7:10pm Tower Rd. Cell Tower** – Sprint request for an insubstantial modification to existing Special Permit.

Sprint is a current tenant on the existing cell tower located at the Tyngsborough Water District's Water Tower on Tower Rd. They are requesting to modify their existing equipment by adding 3 additional antennas and one fiber cable to the tower, which can accommodate up to 6 antennas. In addition, the upgrade would not increase the height of the existing cell tower or expand the compound in any way. Therefore, the request is an insubstantial modification to the existing Special Permit.

**C. DeCarteret:** Motion to find that the modification request to the Special Permit for Tower Rd. is an insubstantial change to the Special Permit.

**T. Delmore:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

## **DISCUSSION**

1. Letter of Support for Tyngsborough Sewer Commission Phase One West Project.

The Sewer Commission submitted a request to the Board seeking support for their application for a MassWorks Infrastructure Program Grant to help fund the Phase 1 West Sewer Project. This grant would serve to cut overall costs to all property owners impacted in the project. The Board felt that applying for any available grant funding is smart and voiced their support.

**T. Delmore:** Motion to submit a letter of support to the Sewer Commission for their application for a MassWorks Grant for the Phase 1 West Sewer Expansion Project.

**C. DeCarteret:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

2. Board of Selectmen Request for Comment on a proposed Chapter 40B Project to be named Tyng Village, 65 Tyng Rd.

The Board of Selectmen requested Board comments concerning a new 40B application received by Mass Housing. Before Mass Housing renders their decision they have asked the Town to submit their comments on the project. The project involves the development of a 4.2 acres site at the corner of Middlesex Rd. and Tyng Rd., with a site address of 65 Tyng Rd. Board engineer J. Johnson issued a report that recommends peer review by the

appropriate permitting granting authority, that being the ZBA. In addition, the Board issued the following comments

- The plan design is extremely crowded for a 4.2 acre parcel with a proposed 32 single family and duplex homes.
- The location at the intersection of Middlesex Rd. and Tyng Rd. is a high traffic area that poses a public safety concern.
- There is very little accommodation for snow storage and open space indicated on the plans.
- The development plan included a “by-right site plan” which would appear to the Board to be a more viable option for this site, and should be investigated further.

**C. DeCarteret:** Motion to issue the above comments to the Board of Selectmen regarding the 65 Tyng Rd. 40B project known as Tyng Village.

**S. Nocco:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

## **ADMINISTRATIVE**

### **1. Minutes**

**T. Delmore:** Motion to approve the minutes as written from the 7/17/14 meeting.

**C. DeCarteret:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

**7:30pm**

**T. Delmore:** Motion to adjourn

**C. DeCarteret:** 2<sup>nd</sup> the motion

**In Favor: 3 Opposed: 0 Absent: 2**

**Passes: 3-0-2**

Minutes respectfully submitted by,  
Pamela Berman  
Planning Board Administrative Assistant